

**Marion County TIF Study Commission**  
**Comments by Maury Plambeck, DMD Director**  
**Selected TIF Projects**  
**Presented April 19, 2012**

Barrington HoTIF

Redevelopment area and initial allocation area created in 1988 (1988-135).

Redevelopment area plan amended in 1990 to add property to the acquisition list.

Purpose of the Redevelopment area designation was to improve housing conditions.

From 1997-present, R/ROS CDC has been awarded \$676,497.01 to conduct Home Owner Repair for Low/Mod Income families. Estimated 69 homes repaired.

In 1999, \$68,468 spent for sewer/sidewalk improvements.

Redevelopment area and allocation area expanded in 2005 (2004-N-081) to include the site of the former Brokenburr Trails public housing site, now known as Red Maple Grove.

The Red Maple Grove project was developed by the Indianapolis Housing Agency.

IHA choose the developer, Brinshore Development, through an RFQ process.

- 165 apartments, 52 single-family homes

- City Park

- Community Center, including computer lab, fitness center, leasing office, kindergarten and meeting space

- Swimming Pool and 2 tennis courts

- Social services to include adult education, job training, employment counseling, youth activities, daycare and senior programs

- 10,000 square feet retail (not started, yet)

Several meetings of working group and community/residents in planning stages.

**Funding**

- HUD -- \$16.6 million Hope VI grant

- City -- \$2,500,000, for infrastructure (TIF bond)

  - \$3,065,000 HOME for new low/mod units

- State – Low-income Housing Tax Credits -\$12.2 million in tax credit equity

- Other grants -- \$1.1 million

- Homeownership -- \$1.3 million in mortgages, to date

**Outcomes –**

- 165 multi-family units

- 19 single-family units

- Community center and amenities

Martindale Industrial Redevelopment Area (former Ertel site)

Created in 2007 (2007-R-035)

Project was selected as a blighted, abandoned, industrial brownfield

DMD was the developer

Goal was to clean up the site

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Major Tool and Machine, an adjacent business, expanded on this site, investing \$19.35 million in the site. Now have 320 jobs, with 114 in Marion County (35%). Center 19, Perry 18, Franklin 15, Lawrence 13, Warren 13, Washington 12, Wayne 11, Pike 8, Decatur 5

Other investment.

- State Brownfield Grants (5) - \$598,165.00

- IDEM Enforcement Contribution - \$140,000.00

- EPA Emergency Removal Fund - \$600,000.00

- City Redevelopment Bond - \$4,075,250.00 (Demolition = ~\$1.6 million, Remediation = ~2.4 million, Legal/Debt Service = ~\$87,000.00)

- Supplemental Environmental Project Funds - \$3,400.00

The State Cleanup program still has \$1million of the settlement money set aside for additional work that may need to be completed in the future. However, once site closure is reached, the remaining balance in that account reverts to the City.

City sued for insurance funds from several companies. \$2.9 million settlement to pay off portion of TIF bonds.

United Northwest Area (UNWA)

Created in 1995 (95-N-004)

Two blighted buildings demolished (500 W. 30<sup>th</sup> and 2878 Clifton Street). Total \$116,915

Property Acquisition. Total \$285,800 (200 properties)

Design/Planning for UNWA area and MLK Street improvements. Total \$440,406

TIF funds for MLK Street improvements. Total \$350,000

Other funds for MLK Street improvements. Total \$1,524,094.84 (CIP funds from DPW)

Outcomes:

- 5 renovated storefronts

- New retail center (\$541,454 in new investment)

- 3 properties in planning stages for improvements

No specific plans developed when the TIF was created, which made implementation difficult. Pay-as-you-go TIF, so we continue to work with the neighborhood leaders to determine priorities for the next improvements. TIF fund has a \$3,326,233 unobligated cash balance.